

EXHIBIT B – CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit to allow the construction and operation of an unmanned wireless communications facility. The project consists of the following improvements:
 - a) Installation of one (1) 50.9-inch tall by 11.9-inch wide by 7.1-inch deep panel antenna mounted at a height of 35.2-feet (measured to top of antenna) on a new approximately 57-inch wide cross arm on an existing 43.8 foot tall wood utility pole.
 - b) The proposed panel antenna, cross arm, cables and associated mounting brackets shall be painted a non-reflective color to match the existing wood utility pole.
 - c) Installation of a 10-foot, 10-inch by 3-foot concrete slab on grade, enclosed by a 6-foot tall wooden fence.
 - d) Installation of approximately 10-feet of underground coaxial conduit cables, routed from the equipment shelter to the base of the existing utility pole. The cables would be routed up the utility pole within a new conduit riser to the proposed panel antenna. The conduit and all associated mounting hardware shall be a painted a non-reflective color to match the existing utility pole.
 - e) Installation of one (1) electrical meter mounted at a height of approximately 9-feet (measured to top of meter) on the existing utility pole.
 - f) Installation of one (1) equipment cabinet and two (2) remote radio units within the proposed wooden fence enclosure.
 - g) Associated trenching on-site and within the County maintained right-of-way for utility connections.
 - h) The site is accessed from an existing County maintained road. No new access road improvements are necessary.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved plans.
3. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professions Code.
4. **At the time of application for construction permits**, plans submitted shall be subject to the currently adopted California Building Codes.

5. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards.

Conditions required to be completed prior to issuance of construction permits

Aesthetic/Visual Resources

6. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all visible elements of the proposed facility (including, but not limited to, the panel antenna, coaxial cables, cross arm, associated mounting brackets, etc.). The color(s) to be used shall have a non-reflective finish to match the existing wood utility pole.

Condition Compliance Coordinator

7. **Prior to issuance of a construction permit**, a “condition compliance” sheet shall be added to the construction plans that include a complete copy of the final conditions of approval for the project.
8. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval requirements are met. The CCC shall be the County’s contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

Fire Safety

9. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Hazards/Hazardous Materials

10. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

Site Restoration

11. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Cultural Resources

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a) Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and

disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.

- b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

- 13. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

- 14. **Prior to final inspection**, all improvements will have been constructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
- 15. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
- 16. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

- 17. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to the proposed panel antenna, coaxial cables, cross arm, associated mounting brackets, etc.) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

Explanatory Warning Signs for Occupational Exposures

- 18. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site equipment enclosure gate and on or at the antenna such that they would be readily visible from any angle of approach to persons who might need to work near the antenna. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

Hazardous Materials

- 19. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Undergrounding of Utilities

- 20. The applicant shall install all utilities serving the project underground rather than by use of poles and overhead lines.

On-going conditions of approval

21. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
23. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

24. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

Aesthetic/Visual Resources

25. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
26. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

27. Co-location by other carriers is allowed at this site, if technically feasible; subject to land use permit approval.

Electric and Magnetic Fields

28. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

29. No exterior lighting is approved for the project.